

# COMMITTEE AMENDMENT FORM

DATE: 07/01/09

COMMITTEE ZONING

PAGE NUM(S)

ORDINANCE I. D. #09-O-1079

SECTION (S) 1

RESOLUTION I. D. #09-R-

PARA.   

AMENDS THE LEGISLATION BY INSERTING "INC." BEHIND THE NAME OF THE NEW OPERATOR WATSON-BROWN FOUNDATION, INC. IN SECTION 1.

AMENDMENT DONE BY COUNCIL STAFF 07/01/09

City Council  
Atlanta, Georgia

**09-O-1079**

**AN AMENDED ORDINANCE  
BY ZONING COMMITTEE**

**U-84-20**

**AN ORDINANCE TO AMEND ORDINANCE U-84-20, AS ADOPTED BY THE CITY COUNCIL ON AUGUST 6, 1984 AND APPROVED BY THE MAYOR ON AUGUST 8, 1984, FOR THE PURPOSES OF APPROVING A TRANSFER OF OWNERSHIP FOR A COMMUNITY SERVICE FACILITY FOR PROPERTY LOCATED AT 320 W. PACES FERRY ROAD, N.W. AND FOR OTHER PURPOSES.**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

**SECTION 1.** That the transfer (i.e. change of grantee) of Special Use Permit U-84-20 granting a Special Use Permit for a COMMUNITY SERVICE FACILITY, property located at 320 W. PACES FERRY ROAD, N.W. from the Southern Center for International Studies, Inc. to the Watson-Brown Foundation, Inc., is hereby approved, under the provision of Section 16-05.005(k), to wit:

**SECTION 2.** That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

City Council  
Atlanta, Georgia

09- 0 -1079  
U-84-20

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BY: ZONING COMMITTEE

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# TROUTMAN SANDERS LLP

A T T O R N E Y S A T L A W  
A LIMITED LIABILITY PARTNERSHIP

BANK OF AMERICA PLAZA  
600 PEACHTREE STREET, N.E. - SUITE 5200  
ATLANTA, GEORGIA 30308-2216  
www.troutmansanders.com  
TELEPHONE: 404-885-3000

Norman A. Koplon, PE  
norman.koplon@troutmansanders.com  
Sr. Consultant-Real Estate Development, Construction & Planning  
Non-Attorney

Direct Dial: 404-885-2697  
Direct Fax: 404-962-6663

May 11, 2009

Ms. Charletta Wilson Jacks, Director  
City of Atlanta Bureau of Planning  
City Hall South Bldg., Suite 3350  
68 Mitchell Street, S.W.  
Atlanta, Georgia 30335

Re: Southern Center for International Studies  
320 West Paces Ferry Road  
Transfer of Special Use Permit

Dear Ms. Jacks:

The purpose of this letter is to request the assistance of the Bureau of Planning for the transfer of Special Use Permit U-84-20 previously issued to the Southern Center for International Studies, Inc., to the proposed new owner of the property, the Watson-Brown Foundation, Inc. This request is made in accordance with Section 16-25.002 (Special permits, general) of the City of Atlanta Zoning Ordinance.

## Background

The subject property, designed by Philip Shutze, located at 320 West Paces Ferry Road, is zoned R2A/R3, consists of approximately 2.8 acres and was issued a Special Use Permit on August 8, 1984. Attachment 1 is a copy of Ordinance U-84-20 that authorized this property to be utilized as a Community Service Facility. Attachment 2, specifically addresses the present use of this facility. In summary, it has been utilized "as a meeting place for school groups, community leaders, educational organizations, business groups, and various charities."

TROUTMAN SANDERS LLP  
ATTORNEYS AT LAW  
A LIMITED LIABILITY PARTNERSHIP

Ms. Charletta Wilson Jacks  
May 11, 2009  
Page 2

New Owners

The proposed new owner, The Watson-Brown Foundation, Inc., owns and operates historic homes throughout Georgia and will continue to utilize this property as a Community Service Facility. Attachment 2 is an affidavit from Tad Brown, President of The Watson-Brown Foundation, as required by Section 16-25.002(2) which specifically describes their proposed use as a Community Service Facility.

It is respectfully requested that your Bureau prepare an appropriate ordinance to be submitted to the City Council to accommodate this transfer. Should you have any questions, please contact me at your convenience.

Sincerely,



Norman A. Koplon

NAK/dpo  
Attachments

1. Special Use Permit, Ordinance U-84-20, dated August 8, 1984
2. Statement by the Southern Center for International Studies, Inc.
3. Affidavit of Watson-Brown Foundation, Inc. dated May 11, 2009

cc: Mr. Charlie Battle  
Mr. Tad Brown

Atlanta, Georgia

SUBSTITUTE  
AN ORDINANCE  
BY: ZONING COMMITTEE

C-84-20  
Date Filed 7/12/84

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF  
ATLANTA, as follows:

SECTION 1. Under the provisions of Chapter 16, Section  
05, Item 005(k) of the Zoning Ordinance of the City of Atlanta,  
a Special Use Permit for a Community Service Facility

to be located at 320 E. Paces Ferry Road, N.W.  
is granted to the Southern Center for International Studies, Inc.  
for that tract or parcel of land lying and being in Land Lot 114  
of the 17th District, Fulton County, Georgia, being more  
particularly described as follows:

See attached legal description marked

"Exhibit A" - U-84-20

SECTION 2. That this amendment is approved under the provisions  
of Section 16-25.003 of the Zoning Ordinance of the City of Atlanta  
entitled "Special Use Permits, Procedural Requirements" and the Building  
Official shall issue a building permit only in compliance with the appli-  
cable provisions of this ordinance. The applicable condition site plan  
and any other conditions hereby imposed are enumerated below. NOTE:  
The Special Use Permit hereby approved does not authorize the violation  
of any zoning district regulations. District regulations variances can  
be approved only by application to the City of Atlanta Board of Zoning  
Adjustment. Site plan entitled "Proposed Addition, The Southern Center  
for International Studies" prepared by Jova Daniels Busby, dated May 31, 1984,  
last revised June 7, 1984 and marked received by the City of Atlanta Zoning  
Division, July 3, 1984.

SECTION 3. That all ordinances or parts of ordinances in conflict  
with this ordinance are hereby repealed.

(3/12/84)

A true copy

*Jerry C. Beard*  
DEPUTY CLERK CMC

ADOPTED by City Council Aug. 6, 1984  
APPROVED by the Mayor Aug. 8, 1984

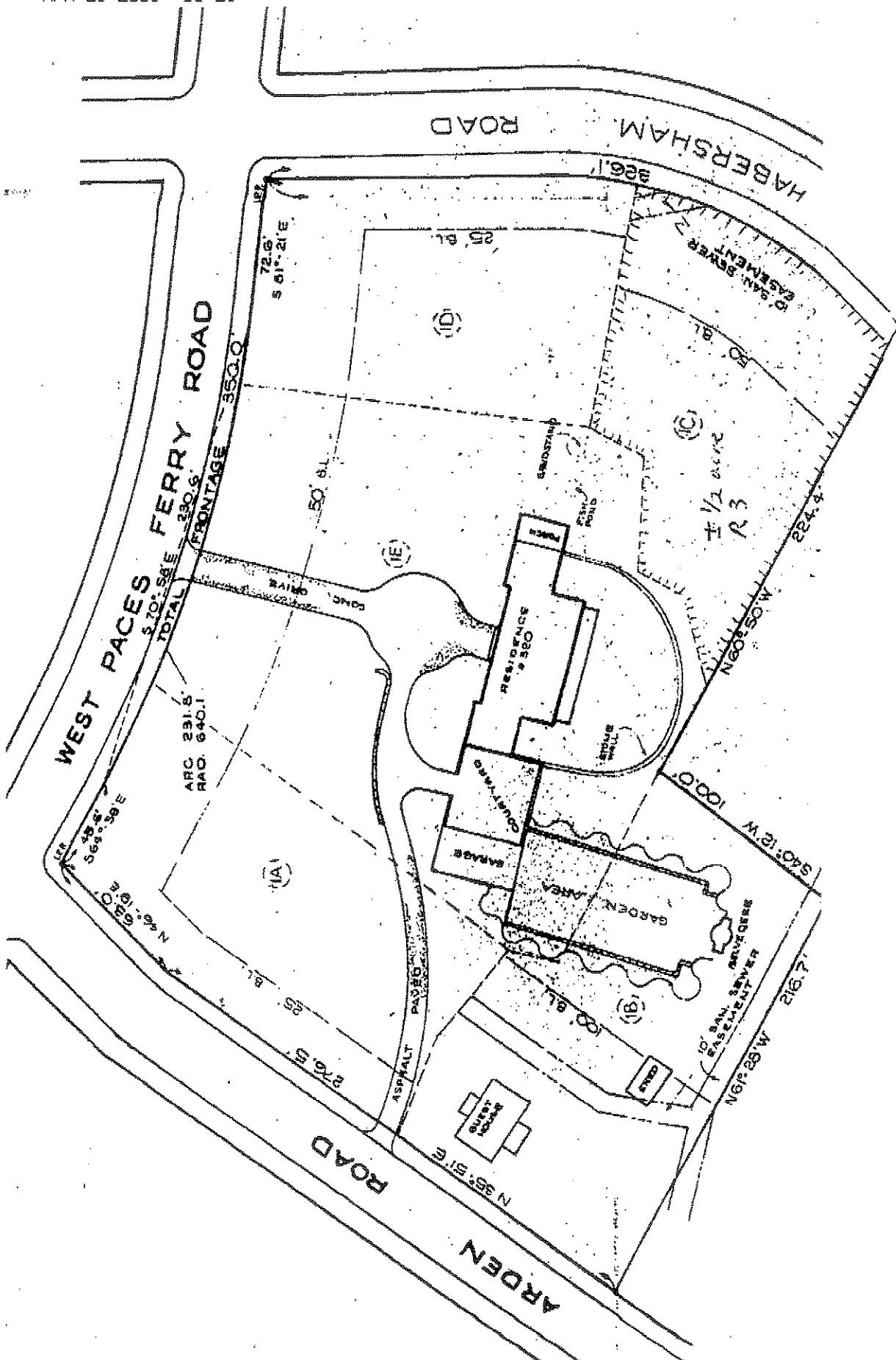
U-84-20

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 114 of the 17th District of Fulton County, Georgia, and being all of Lot 1 (1A, 1B, 1C, 1D, and 1E) of Subdivision of Lot 1 Rushton Property Development as per Plat prepared by C. E. Ruppe, Georgia Registered Land Surveyor No. 1233, dated July 27, 1983, and last revised April 3, 1984, and recorded in Plat Book 134, page 70, Fulton County, Georgia, Records, and being more particularly described as follows:

Beginning at the intersection of the Southwesterly side of West Paces Ferry Road and the Westerly side of Habersham Road, run thence Northwesterly along the Southwesterly side of West Paces Ferry Road 350.0 feet to an iron pin and the Southeasterly side of Arden Road, run thence Southwesterly along the Southeasterly side of Arden Road 339.5 feet to an iron pin, run thence South 61°28' East 216.7 feet to an iron pin, run thence North 40°12' East 100.0 feet to an iron pin, run thence South 60°50' East 224.4 feet to an iron pin and to the Northwesterly side of Habersham Road, run thence Northeasterly and Northerly along the Northwesterly and Westerly side of Habersham Road 326.1 feet to the Southwesterly side of West Paces Ferry Road and the point of beginning, being improved property having a house thereon known as 320 West Paces Ferry Road, according to the present numbering of houses in the City of Atlanta, Georgia.

City of New York  
Department of Parks



## GENERAL AFFIDAVIT

**State of Georgia**  
**County of McDuffie**

BEFORE ME, the undersigned Notary, Elizabeth Moore, on this 11<sup>th</sup> day of May, 2009, personally appeared Thomas W. Brown, Jr., known to me to be a credible person and of lawful age, who being by me first duly sworn, on his oath, deposes and says:

*That Watson-Brown Foundation, Inc., the buyer of all the real property and improvements at 320 West Paces Ferry Road, Atlanta, Fulton County, Georgia, is thoroughly familiar with and will abide by the terms of the original special use permit for the property, as a "Community Service Facility" as originally granted August 4, 1984.*

Moreover, affiant swears to the description and to the operations of the purchaser as follows:

### ***Organization History and Mission***

*Incorporated as an exempt organization in 1970, the Watson-Brown Foundation today is the largest private college scholarship provider in Georgia. It is further involved in higher education by supporting southern studies and the humanities through research, publication and operating grants. The Foundation supports historic preservation through grants and within its own operations: it owns and operates three historic house museums in Athens and Thomson, Georgia.*

### ***Organizational Structure***

*Watson-Brown Foundation, Inc. is a private foundation recognized under section 501 (c) (3) of the Internal Revenue Code. Its principal offices are located in Thomson, McDuffie County, Georgia. The Foundation has fifteen employees and is governed by a five member Board of Trustees.*

### ***Funding***

*The Watson-Brown Foundation considers itself fully funded and conducts no additional fundraising. It is listed among the largest ten independent Foundations in Georgia.*

### ***Activities as a Community Service Center***

*Consistent with its operations in Thomson and Athens, the Foundation will primarily consider the house and grounds at 320 West Paces Ferry Road a historic house museum, and will staff, operate and interpret the house for the benefit of schools, scholarly organizations and members of the public through tours and exhibitions. Additionally, the Foundation will conduct symposia and colloquia for the benefit of scholars in higher*

education. The house would be available for limited use by area nonprofit and civic organizations.

    *T. A. Brown*      
[signature of affiant]

    Thomas A. Brown, Jr.      
[typed name of affiant]

    310 Tom Water Way      
[address of affiant, line 1]

    Thomas, GA 30824      
[address of affiant, line 2]

Subscribed and sworn to before me, this 11th day of May, 2009.

[Notary Seal:]

    *Elizabeth B. Moore*      
[signature of Notary]

    Elizabeth B. Moore      
[typed name of Notary]

NOTARY PUBLIC

My commission expires:     June 19    , 2009.